

### CERTIFICATE OF APPROPRIATENESS

**Application Date:** October 23, 2017

**Applicant:** Braden & Lisa Riley, owners

**Property:** 119 E 10<sup>th</sup> Street, Lot 1, Block 1, Ritterhouse Subdivision. The property includes a non-historic 1,388 square foot, two-story wood frame garage apartment situated on a 5,000 square foot (50' x 100') interior lot.

**Significance:** Noncontributing garage apartment, constructed circa 1920, located in the Houston Heights Historic District South.

**Proposal:** New Construction – Residence

Demolish a non-contributing garage and construct a two-story 3,251 (2,656 conditioned, 595 unconditioned) square foot residence with the following features:

- The residence will have a total width of 28' – 6", depth of 80' and will be 32' – 6" tall.
- Pier and beam foundation with a finished floor height of 30".
- Aluminum casement and picture windows.
- Smooth finish horizontal lap cementitious siding, 4" reveal.
- Front facing gable roof with a 10:12 pitch and clad in standing seam metal.

See enclosed detailed project description on p. 5-13 and application materials in Attachment A and for further details.

**Public Comment:** No public comment received.

**Civic Association:** No comment received.

**Recommendation:** Approval

**HAHC Action:** -

**APPROVAL CRITERIA****NEW CONSTRUCTION IN A HISTORIC DISTRICT**

Sec. 33-242(a): HAHC shall issue a certificate of appropriateness for new construction in a historic district upon finding that the application satisfies the following criteria:

**S   D   NA****S - satisfies   D - does not satisfy   NA - not applicable**

- |                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | (1) The distance from the property line of the front and side walls, porches, and exterior features of any proposed new construction must be compatible with the distance from the property line of similar elements of existing contributing structures in the context area;                                                                                                                                                                                                         |
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | (2) The exterior features of the new construction must be compatible with the exterior features of existing contributing structures in the context area;                                                                                                                                                                                                                                                                                                                              |
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | (3) The scale and proportions of the new construction, including the relationship of the width and roofline, overall height, eave height, foundation height, porch height, roof shape, and roof pitch, and other dimensions to each other, must be compatible with the typical scale and proportions of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical scale and proportions; |
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | (4) The height of the new construction must not be taller than the typical height of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical height, except that;                                                                                                                                                                                                                      |

(a) Design guidelines for an individual historic district may provide that a new construction with two stories maybe be constructed in a context area with only one-story contributing structures as long as the first story of the new construction has proportions compatible with the contributing structures in the context area, and the second story has similar proportions to the first story; and

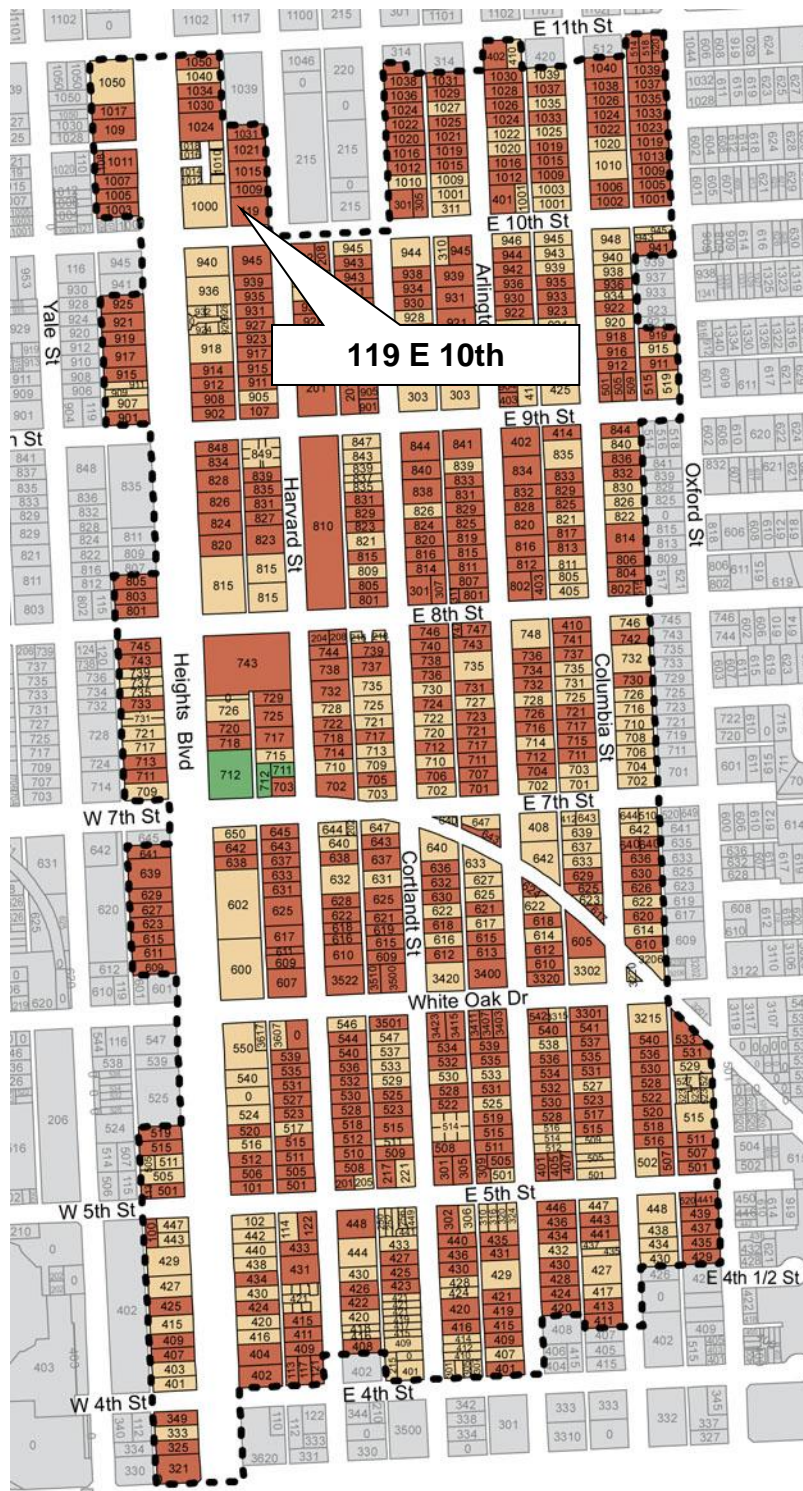
(b) A new construction shall not be constructed with more than one story in a historic district that is comprised entirely of one-story contributing structures, except as provided for in design guidelines for an individual historic district.

*The context area on the 100 block of East 10<sup>th</sup> Street features only one contributing structure, 121 E 10<sup>th</sup>, which is next door. 121 E 10<sup>th</sup> features a ridge height of 38', well over the proposed 32' – 6" ridge height.*



## PROPERTY LOCATION

## HOUSTON HEIGHTS SOUTH HISTORIC DISTRICT



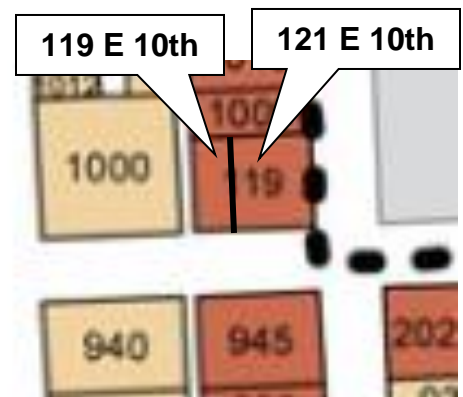
## Building Classification

- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO



CONTEXT AREA



121 E 10th – Contributing – 1900 (neighbor)

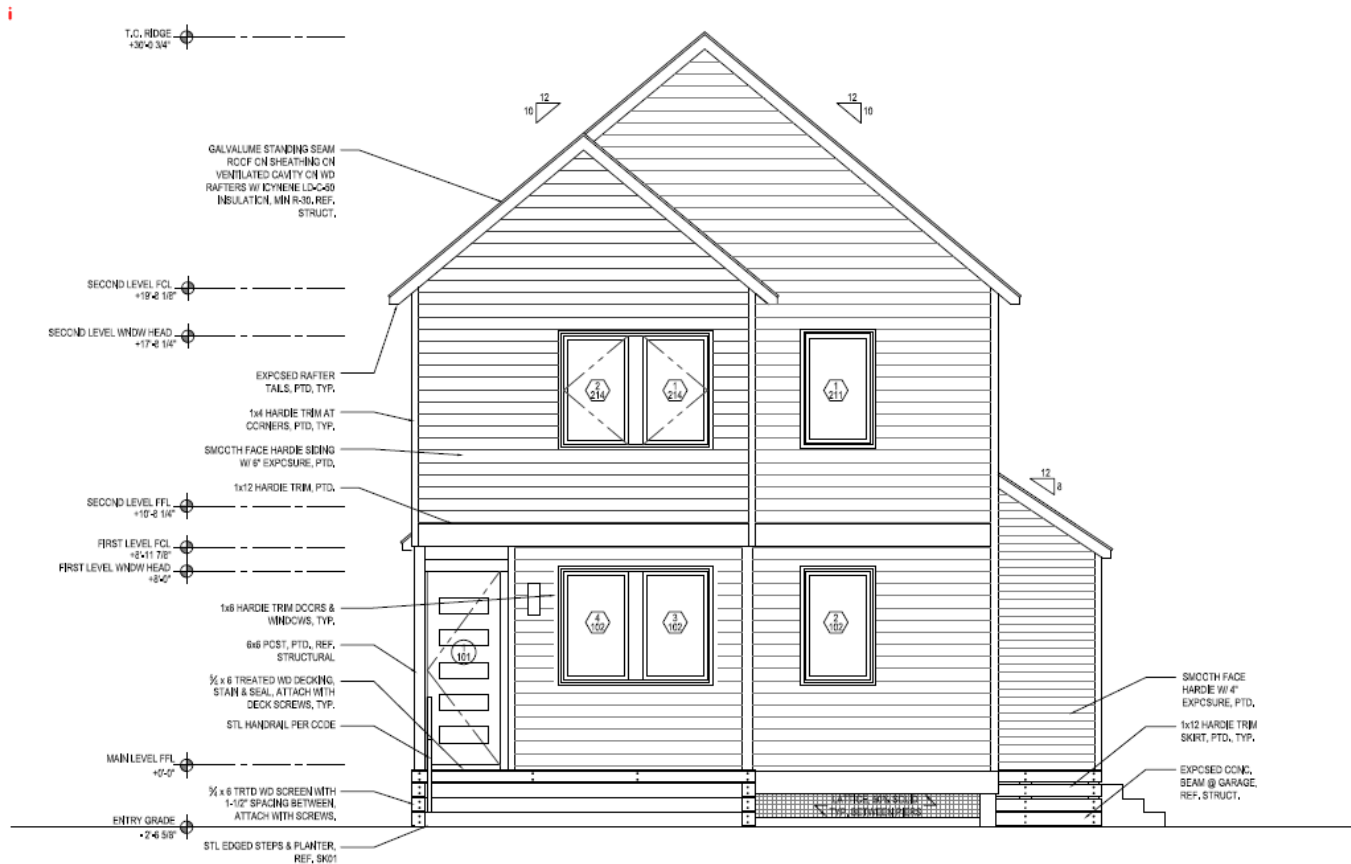
**3D RENDERING – FRONT FACING 10<sup>TH</sup> STREET**

**PROPOSED**



## SOUTH ELEVATION – FRONT FACING E 10TH

## PROPOSED



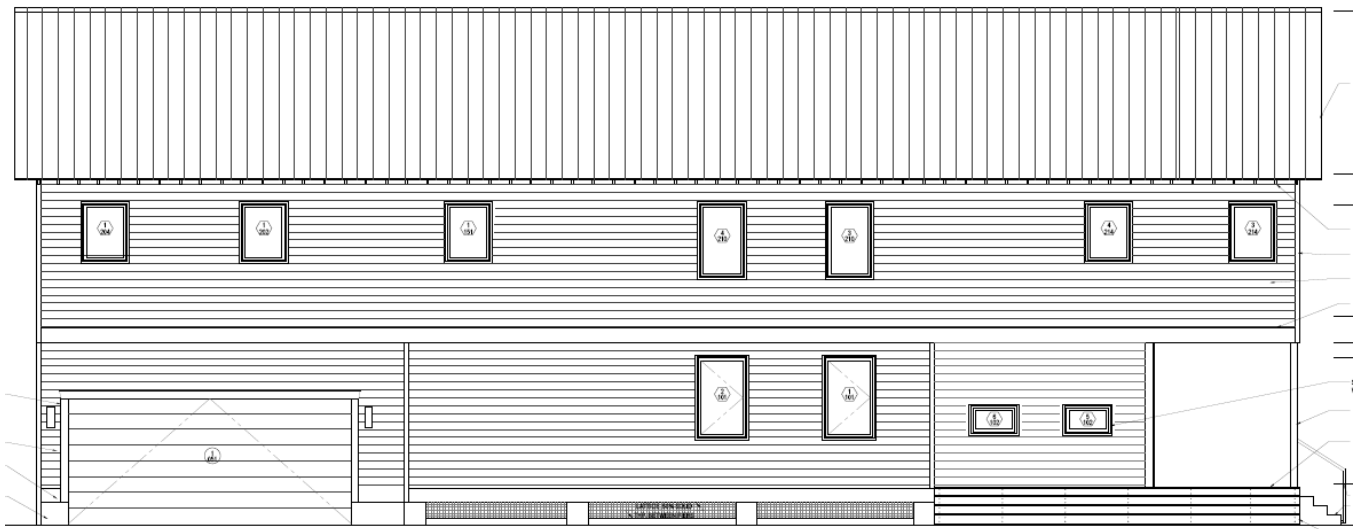
**EAST SIDE ELEVATION**

PROPOSED



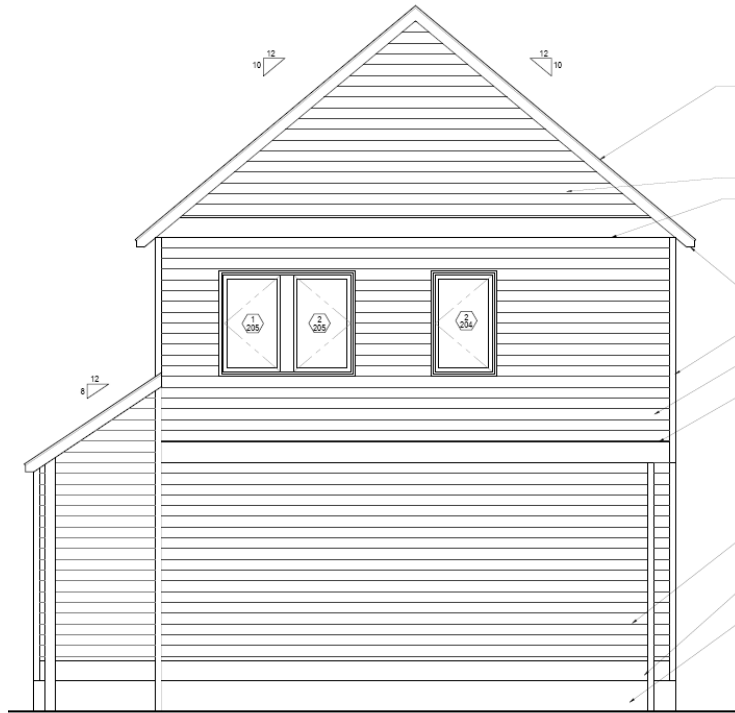
**WEST SIDE ELEVATION**

PROPOSED



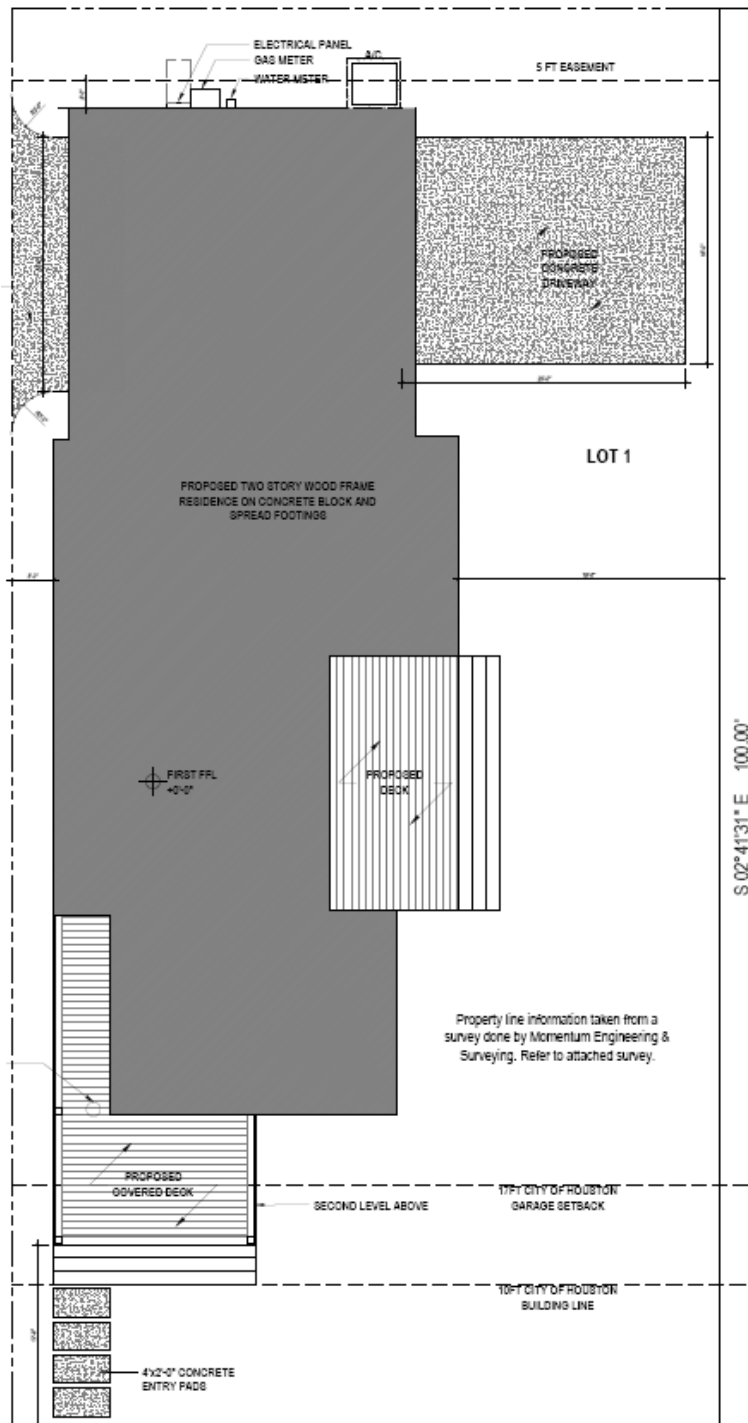
**NORTH (REAR) ELEVATION**

PROPOSED



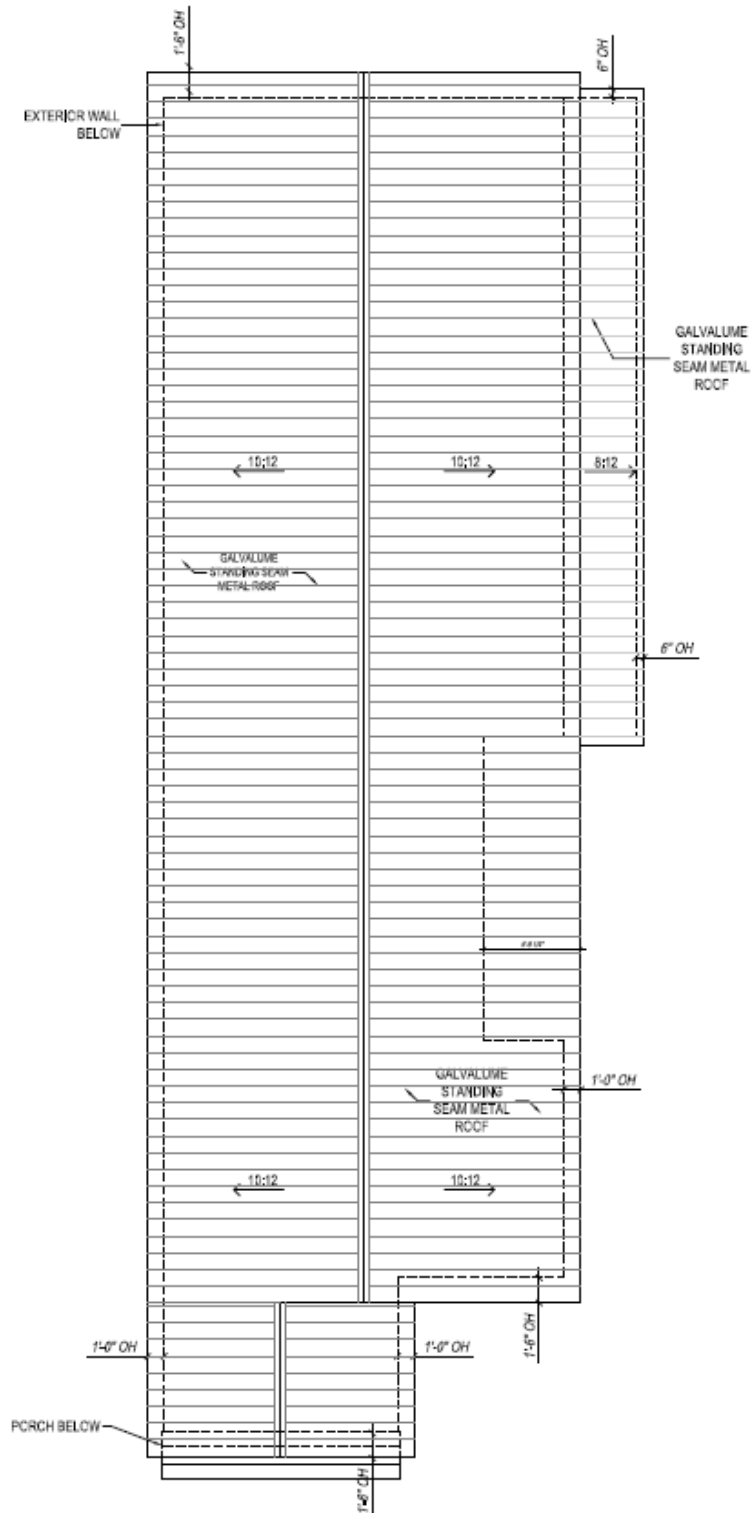


**SITE PLAN  
PROPOSED**





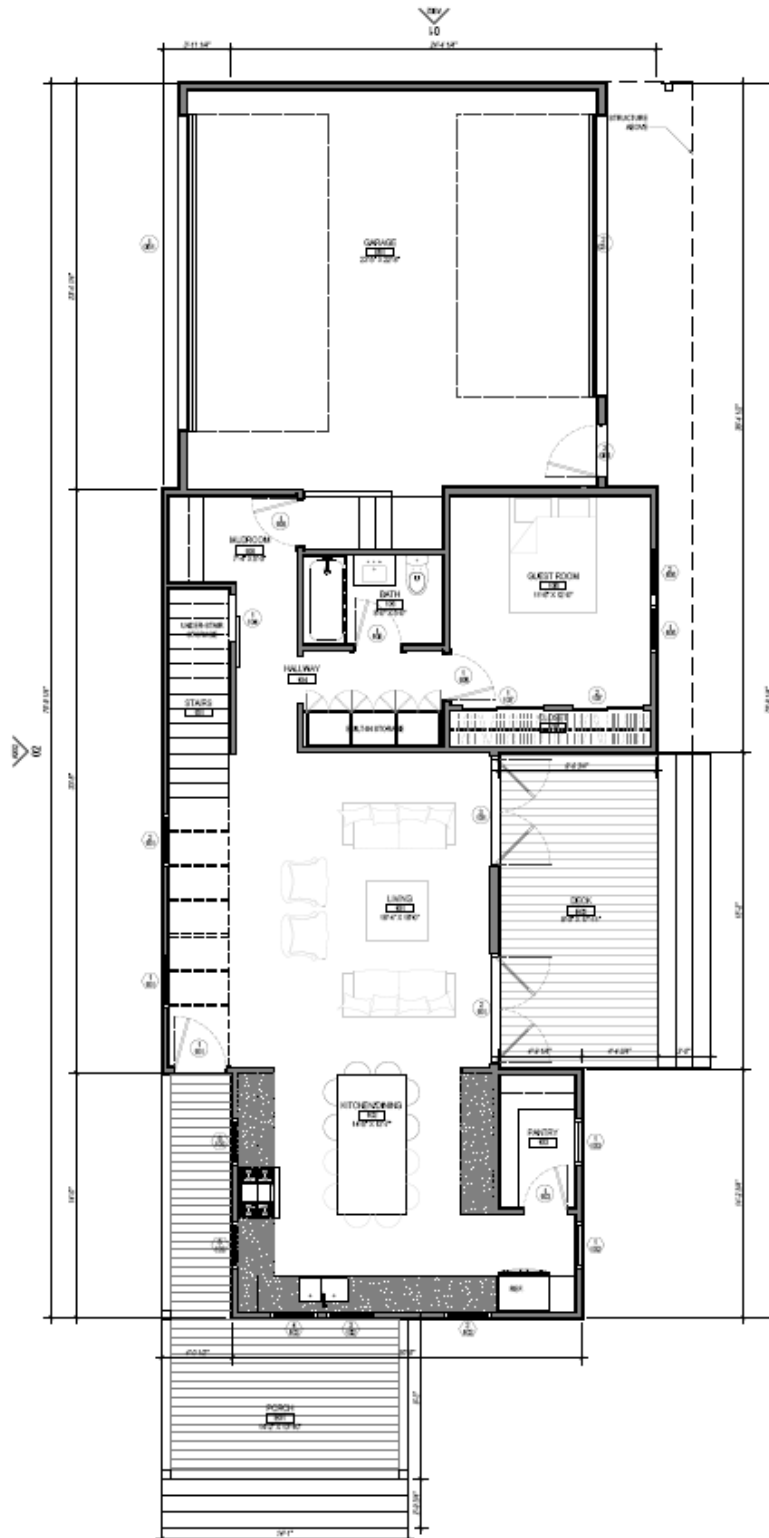
# ROOF PLAN PROPOSED





# FIRST FLOOR PLAN

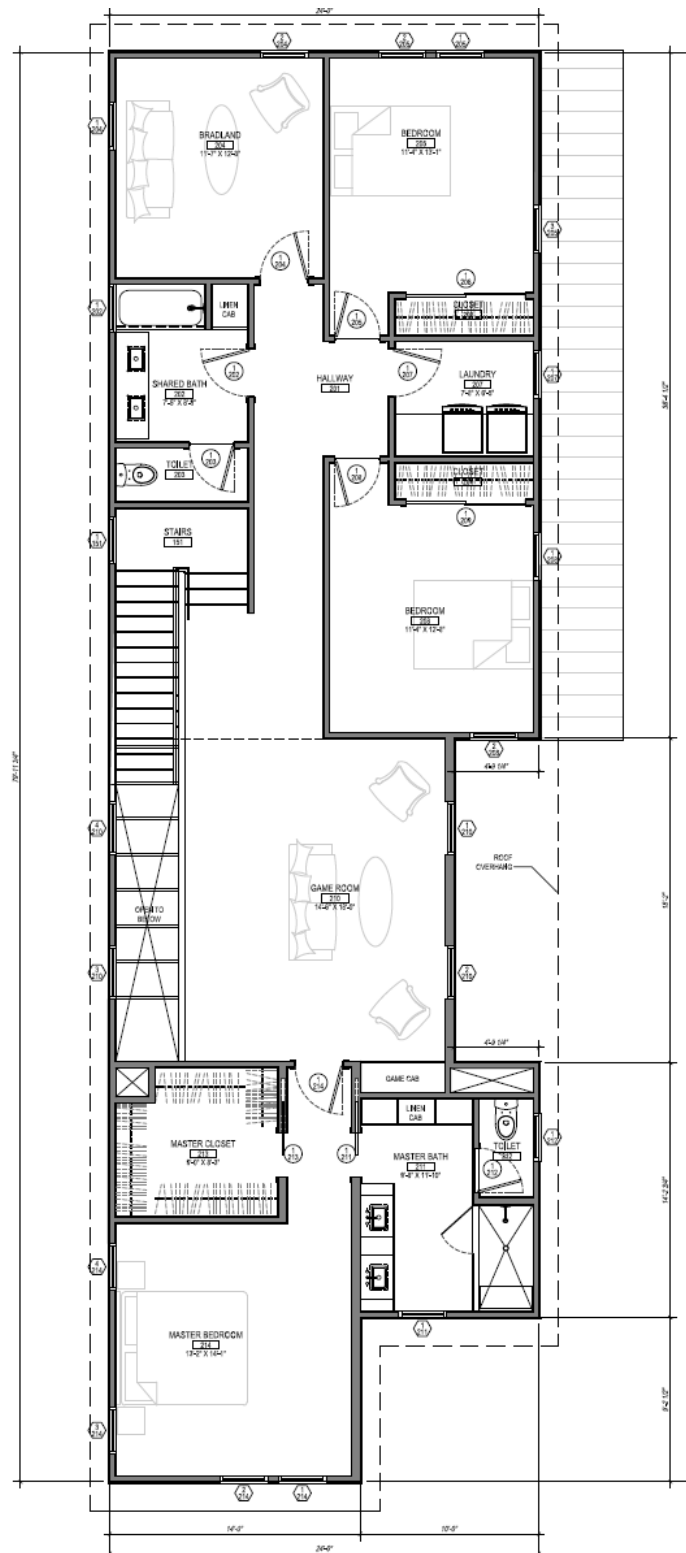
## PROPOSED





## SECOND FLOOR PLAN

### PROPOSED



---

## PROJECT DETAILS

**Shape/Mass:** The two-story residence has a maximum depth of 80' – 0 ¼", width of 28' – 6" and a height of 32' – 6 5/8". The west elevation is inset on the first floor at the entry and garage. The east elevation features a 4' – 9 ¼" inset after 14' – 2 ¾" which extends for 18' – 2". After the inset the building increases in width by 4' – 4 ¾" towards the property line for the depth of one room before another wall inset.

**Setbacks:** The residence will be setback 12' – 9" from the south (front); 3' from the west (side); 18' – 6" from the east; and 7' from the north (rear).

**Foundation:** The residence will feature a pier and beam foundation with a finished floor height of 30". Lattice will be located between the piers.

**Windows/Doors:** The proposed residence will feature a combination of aluminum casement and picture windows along with a five-lite wood-clad 3' x 8' front door.

All proposed windows to be inset and recessed. See drawings and window/door schedule for more detail.

**Exterior Materials:** The residence will be clad in smooth finish horizontal lap cementitious siding with a 4" reveal.

**Roof:** The double-front gable roof will feature exposed rafter tails, a 22' – 2 ¾" eave and 32' – 6 5/8" ridge height. The roof will feature a 10:12 pitch and will be clad in standing seam metal.